

112.0

0003

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,097,000 / 1,097,000

USE VALUE: 1,097,000 / 1,097,000

ASSESSED: 1,097,000 / 1,097,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
18		THESDA ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: LOPES MARIA TERESA F &	
Owner 2: LOTUFO DENISE	
Owner 3:	

Street 1: 18 THESDA ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: LOPES MARIA TERESA F -

Owner 2: -

Street 1: 18 THESDA STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .224 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2002, having primarily Wood Shingle Exterior and 2941 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9763		Sq. Ft.	Site		0	70.	0.73	6									499,026						499,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9763.000	598,000		499,000	1,097,000		71111
							GIS Ref
							GIS Ref
							Insp Date
							09/19/18

**USER DEFINED**

Prior Id # 1:	71111
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	07:44:08
Print	
LAST REV	
Date	Time
10/05/18	08:37:53
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 112.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	598,000	0	9,763.	499,000	1,097,000		Year end	12/23/2021
2021	101	FV	580,500	0	9,763.	499,000	1,079,500		Year End Roll	12/10/2020
2020	101	FV	580,500	0	9,763.	499,000	1,079,500	1,079,500	Year End Roll	12/18/2019
2019	101	FV	463,800	0	9,763.	491,900	955,700	955,700	Year End Roll	1/3/2019
2018	101	FV	466,700	0	9,763.	377,800	844,500	844,500	Year End Roll	12/20/2017
2017	101	FV	466,700	0	9,763.	356,400	823,100	823,100	Year End Roll	1/3/2017
2016	101	FV	466,700	0	9,763.	327,900	794,600	794,600	Year End	1/4/2016
2015	101	FV	464,700	0	9,763.	306,500	771,200	771,200	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOPES MARIA TER	63283-138		2/18/2014	Convenience		99	No	No	
LOPES MARIA TER	63283-136		2/18/2014	Convenience		99	No	No	
J & D LLC	39143-168		5/12/2003		629,000	No	No		
LIMERICK DONNA	36965-207		11/7/2002	Family		1	No	No	
GRAZIANO IRENE	32953-297		5/18/2001	Family		1	No	No	
	6977-39		1/1/1901			No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2015	751	Solar Pa	20,578	6/16/2015				Install 21 solar p
10/31/2011	1389	Addition	80,000	C				20X32 FAD W/ 3/4 B
9/5/2002	768	New Buil	150,000	C		G4	GR FY04	NEW SINGLE FAMILY
7/15/2002	550	Demoliti	5,000	C		G4	GR FY04	DEMO EXISTING HOUS

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	CC	Chris C
6/30/2015		PC	PHIL C
3/29/2012	Inspected	BR	B Rossignol
12/8/2008	Meas/Inspect	336	PATRIOT
9/13/2003	MLS	MM	Mary M
5/25/2003	Meas/Inspect	BR	B Rossignol
10/25/2000	Hearing Chag	201	PATRIOT
9/3/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

